

**NOTICE OF TAX SALE  
TOWN OF COVENTRY**

The resident and non-resident owners, lien holders and mortgagees of lands in the Town of Coventry in the County of Orleans, and State of Vermont, are hereby notified that the taxes assessed by such Town remain, either in whole or in part, unpaid on the following described lands in such Town, to wit:

**Property Owner: Amber Before**  
**Property Address: 110 Spencer Hill**  
**Parcel ID # 0TH26002**

All and the same lands and premises conveyed to Amber Before by Warranty Deed of Wayne V. Before and Marguerite A. Before dated June 1, 2001 and recorded in Volume 43 at Page 14 of the Land Records of the Town of Coventry, Vermont and by a Vermont Mobile Home Uniform Bill of Sale from Wayne V. Before and Marguerite A. Before dated June 1, 2001 and recorded at Volume 43, Page 16 of the Land Records of the Town of Coventry, Vermont.

**Tax Year: 2021**

**Amount of delinquent taxes, interest, cost and penalties: \$754.96**

**Property Owner: Justin Lamonda**  
**Property Address: 953 Maple Ridge**  
**Parcel ID # 0TH58022.A (Mobile Home)**

A mobile home described in a Mobile Home Bill of Sale conveyed to the said Justin Lamonda by Vermont Mobile Home Bill of Sale of Fecteau Residential Inc. d/b/a Fecteau Homes dated July 24, 2017 and recorded at Volume 63, Page 269 of the Land Records of the Town of Coventry, Vermont.

**Tax Year: 2021**

**Amount of delinquent taxes, interest, cost and penalties: \$315.15**

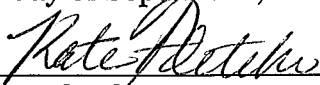
Reference may be made to said deeds for a more particular description of said lands and premises, as the same appear in the Town Clerk's Office of the Town of Coventry.

So much of such lands will be sold at public auction at Town of Coventry Town Hall, 168 Main Street, Coventry, Vermont 05825, on the 11<sup>th</sup> day of October, 2022 at 11 o'clock in the forenoon, as shall be requisite to discharge such taxes with interest, costs and penalties, unless previously paid. Property owners or mortgagees may pay such taxes, interest, costs and penalties in full by cash or certified check made payable to the Town of Coventry. At tax sale, successful bidders must pay in full by cash or certified check. No other payments accepted. Any questions or inquiries regarding the above-referenced sale should be directed to the following address:

Kristen E. Shamis, Esq.  
Monaghan Safar Ducham PLLC  
156 Battery Street  
Burlington, VT 05401  
[kshamis@msdvt.com](mailto:kshamis@msdvt.com)

Monaghan Safar Ducham PLLC, and the Town of Coventry give no opinion or certification as to the marketability of title to the above-referenced properties as held by the current owner/taxpayer.

Dated at Coventry, Vermont, this 6<sup>th</sup> day of September, 2022.

  
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Kate Fletcher  
Collector of Delinquent Taxes  
Town of Coventry